19 30.

# Department of Land Rev Sta

OFFICE Bd of Rev

STATION Madras

Mis No. 1520

Dated 22.5.30

whom se

Given for copying — Date — Initial

Copied J G

Examined sw/um

Signed

Given for despatch

Despatched

Indexed

To be destroyed on

in the file

R.O.C.No.8156-29-A6. South Kanara Collector's office,

Mangalore, 25th January 1930.

From

G. N.Wells, Esquire, M.A., I.C.S.,

Collector of South Kanara.

To

The Secretary to the Board,

Land Revenue & Settlment,

M a d r a s.

Sir,

Alienation - Land, Revenue and buildings - Mangalore Taluk - Arkula village - S.No.42 (1.70 acres) - Travellers' Bungalow - District Board - South Kanara.

********

Plot S.No.42 measuring 1.70 acres of Arkula village on which the Travellers' Bungalow stands has not yet been ------ alienated in favour of the District Board. I enclose a ---- sketch of the plot in duplicate. S.No.42 stands registered as 'Poramboke Bungalow' in the Settlement Register. The ----- District Board Engineer states that the building was existing as far back as 1862, and the present book value of the building amounts to Rs.3054/- The President, District Board states that the site of the bungalow was declared permanently exempt from payment of assessment in G.O.No.214 Rev. dated 13th March 1894.

2. I recommend that the plot together with the buildings thereon may be alienated in favour of the District Board, South Kanara free of charge on account of the occupancy right and free of assessment but subject to the following conditions:-

(1) The land and the buildings thereon shall be used for the purpose of a Travellers' Bungalow and for no other purpose.

tion. In the event of default, the repairs shall be carried out by the Collector and the cost thereof recovered from the grantee.

(3) No alterations other than those necessary to keep the buildings in good condition shall be made to the existing buildings nor shall any new building be erected on the site without the previous permission of the Collector.

(4) The Government may resume the land wholly or in part with any buildings thereon:

(a) if the land is not used for the specific purpose for which it was granted, or

(b) if the conditions on which it was granted cease to be fulfilled, or

(c) if the land is in the opinion of the Government required for a public purpose or for conducting mining operations.

(5) In the event of such resumption, if there are buildings on the land except those now existing or those constructed in contravention of condition (3) the Government may at their option either-

(a) purchase the buildings;

(b) allow the grantee to purchase the land at its value on the date of sale; or

(c) direct the grantee to remove the buildings.

(6) In the event of the resumption of the land with any buildings thereon, no compensation whatever shall be paid by the Government in respect of the buildings now standing on the land, or buildings constructed in contravention of condition (3)

(7) In the event of the resumption of the land followed by the purchase of the buildings under condition (5) (a) or in the event of the acquisition of the land for any other reason, the compensation payable therefor shall in no case exceed the initial cost or the value at the time of resumption or acquisition, whichever shall be less, of any buildings erected or other improvements effected on the land by the grantee in accordance with the terms of the grant or under the previous permission obtained from the Collector under condition (3).

(8) In the event of the grantee refusing to remove the buildings when so directed under Condition (5) (c) the Government may remove them and realize the cost of removal by the sale of the materials.

(9) In the event of the voluntary relinquishment of the land by the grantee, no compensation shall be payable for any improvements that may have been effected or other works that may have been executed on the land by the grantee at its cost.

(10) The site of the Travellers' Bungalow shall be exempt from demand on account of land revenue until the receipts and charges for five consecutive years show a balance in favour of the District Board in which case the site will be liable to assessment as long as it is used for the purpose of a Travellers' ------ Bungalow.

3. The District Board has agreed to abide by these conditions. The figures under receipts and charges on account of the Bungalow for the last five years are shown below:-

| Year. | Receipts. Rs. as. ps. | Charges. Rs. as. ps. |
|---|---|---|
| 1924-25 | 38-10- 0 | 122-11- 0 |
| 1925-26 | 20-10- 0 | 185- 0- 0 |
| 1926-27 | 33- 6- 0 | 173-10- 0 |
| 1927-28 | 15-12- 0 | 122-14- 0 |
| 1928-29 | 25- 8- 0 | 106- 0- 0 |

From the figures it would appear that this is a fit case for the alienation of land revenue also. Alienation statements in respect of land and land revenue are enclosed. The plot contains treegrowth valued at Rs.140-3-4. Enquiry shows that the treegrowth has been conserved by the District Board. I, therefore, recommend that the value of the tree-growth may be waived.

Your obedient servant,

For Collector.

29.7.30

M.D'S.27/1.

Application for the alienation of land in which the proprietary right belongs to the State.

District South Kanara.

| | | |
|---|---|---|
| (1) Description and area. | ... | S.No. 42 measuring 1.70 acres of Arkula village, registered as poramboke bungalow |
| (2) Value. Market (a) ~~Free hold.~~ | ... | ~~Rs.425/- taking the letting value of land at Rs.10/- an acre~~ |
| ~~(b) Subject to assessment~~ | ... | Rs.371-14-0 taking the rate of assessment at Re.1-4-0 an acre. |
| (3) Alienee and purpose of alienation. | ... | District Board, South Kanara, for the purpose of a ------- Travellers' Bungalow. |
| (4) Collector's remarks. | ... | Recommended. |

South Kanara Collector's Office,
Mangalore, Dated 25-1-1930.

For Collector.

25.1.30

Application for the alienation of land revenue payable to Government.

District - South Kanara.

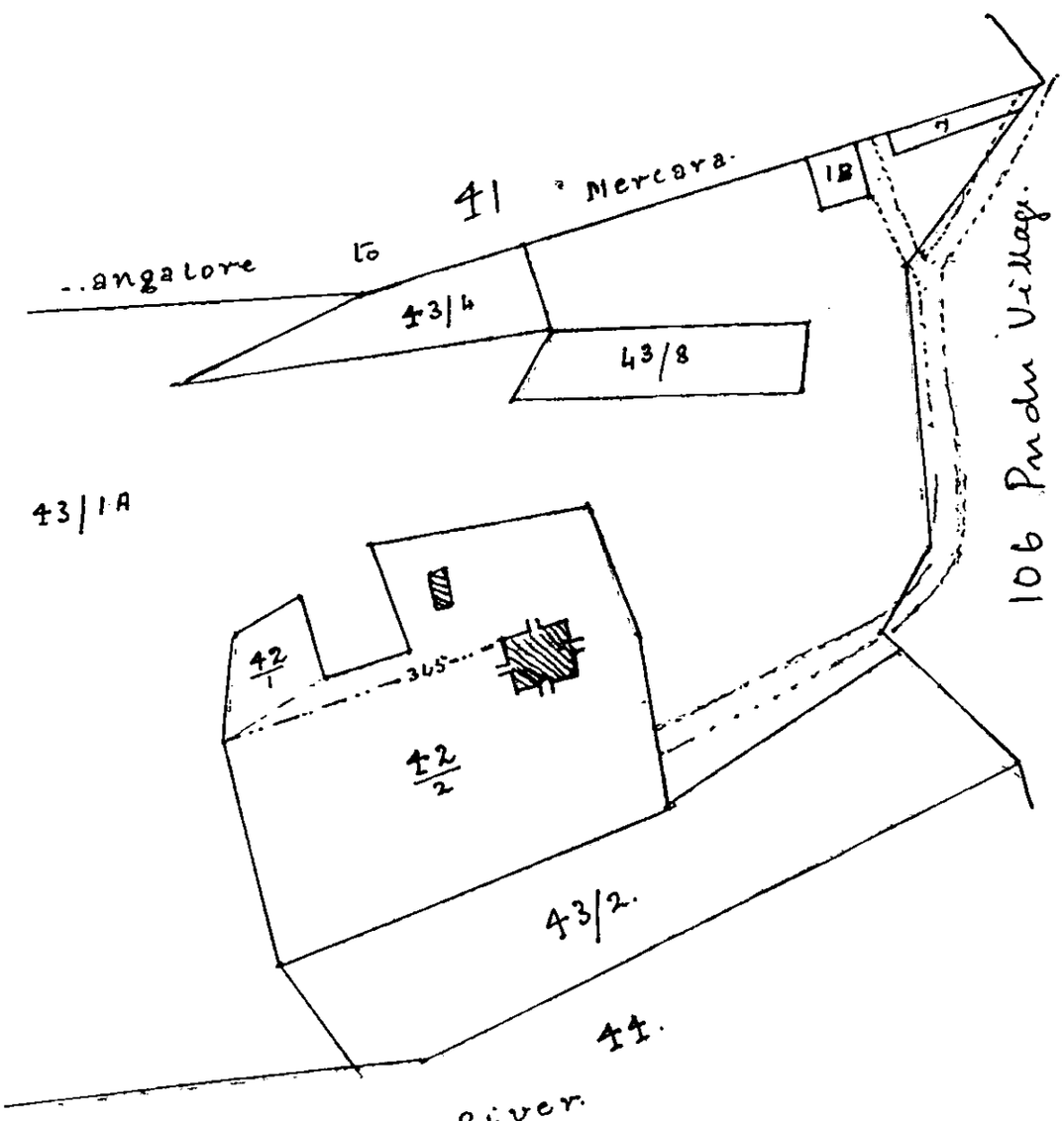
| | | |
|---|---|---|
| (1) Description and area. | ... | S.No.42 measuring 1.70 acres of Arkula village, registered as poramboke bungalow. |
| (2) (a) Annual assessment. | ... | Rs.2-2-0 at Rs.1-4-0 an acre. |
| (b) Capitalized value. | ... | Rs.53-2-0. |
| (3) Alienee and purpose of alienation. | ... | District Board, South Kanara, for the purpose of a ------ Travellers' Bungalow. |
| (4) Collector's remarks. | ... | Recommended. |

South Kanara Collector's Office,

Mangalore, Dated 25-1-1930.

For Collector.

29.1.30




Index

43/1B old Police Station (Patta land)

..... ~~Road~~ way to bungalow.

Scale 1/2 inch = one chain 43/1A, 2-4-8 Patta lands (Patta No 4)

42/1 and 42/2 Bungalow Site.

41 Public road from Mangalore to Mercara

44 Netravathi R

Venkatesha
RD.

Inclosure
14.1.30
Talu

11 13

Alienation - Land, Rev and Gui[illegible]g. - CS. Kanara) -
Mangalore Tk - Arkula villag
S. No. 4 - Travel[illegible] Bungalow
D.C. Board, S. Kanara.

K 970 —

R.f. K 970/30-1 d.

The collector reports in his letter quoted above that the President D.B. states that the site of the travellers bungalow was declared permanently exempt from payment of assessment in G.O. No. 214-Rev d. 13.5.1894. But it is observed that the name of the bungalow is not found in the G.O against Mangalore taluk. The collector is requested to explain clearly the on the matter how the President D.B. states

compiled. The dist S. Kanara district manual Vols I + II are, however, out up. Please see pp 129-137 of Vol II showing the list of travellers' bungalows in the district. The bungalow at Arkula village does not find a place in the list.

5/2/80 JD 5.2.80

Re traveller's bungalow at Paringipet or Pandapu ~~the bungalow opened~~ Please see p 258 South Canara Gazetteer. Paranipet is a hamlet of Arkula and Padu villages.

D/S
6/2

FOR MEMBER. Alienation - Land, Rev and buildings - A.S(L.R) C.S. Kanara) - Mangalore Tk - Arkula village - S. No 42 - C1. 70 acres) - Travellers Bungalow - Dt Board S. Kanara

READ AGAIN B. P. No. ———, dated ——— 192

" " " ———, " ——— 192

READ ALSO :—

Register No. ———, From the K 970/30-9, No. ———, dated ——— 192

" "———, " "———, "———, "——— 192

" "———, " "———, "———, "——— 192.

K 970/30-1

RESOLUTION. No. ———, dated 11-2-30 ~~192~~.

It is observed from the list appended to the G.O No. 214 Rev dt 13.3.1894 that the travellers' bungalow at Heringapeh is one of those bungalows exempted from payment of assessment. It is also observed that Heringapeh is a hamlet of Arkula and Pauda villages. The collector is, therefore, requested to report whether ~~this is~~ the above bungalow is Pauda which is referred to in his letter quoted above. ~~as the bungalow in Arkula village~~.

Ltr - Dto
7.2.30 - 8.2.30.

BY 10/2/30

R.O.C.No.8156-29-A6. South Kanara Collector's Office,

Mangalore, 18th February 1930.

K1988

From

G.W.Wells, Esquire, M.A., I.C.S.,

Collector of South Kanara.

To

The Secretary to the Board,

Land Revenue and Settlement, Madras.

Sir,

Alienation - Land, revenue and buildings - (South Kanara) Mangalore taluk - Arkula village - S.No. 42 (1.70 acres) - Travellers' Bungalow - District Board, South Kanara.

Board's Ref.K.No. 970/30-1, dated 11-2-30.

The Travellers' Bungalow at Feringapet mentioned in the list appended to the G.O.No. 214, Revenue, dated 13-3-1894 is the same which is referred to in my R.O.C.No. 8156-29-A6, dated -- 25-1-1930. The Board's observation that Feringapet is a hamlet of Arkula and Puduvillages is correct.

Your obedient servant,

for Collector.

A. S. (L. R) Alienation - Land, Revenue and buildings - (S. Kanara) - Mangalore TK - Arkula village - S. No. 42 - (1.70 acres) - Travellers' Bungalow - District Board, S. Kanara

pp 1-3 of K 970/30-9

p 17 of K 1988/30-9

Ref K 970/30-2 D 13. 3. 30

At the instance of the Coll. of S. Kanara, the Board recommend ~~that~~ the alienation of the plot of land comprised in S. No. 42 of Arkula village, Mangalore TK measuring A 1.70 acres in favour of the District Board, S. Kanara for use as the site of a Travellers' Bungalow.

2/. The site in question is registered as 'poramboke bungalow'. It contains a ~~travellers'~~ bungalow known as the travellers' bungalow at Haringapeh the book value of which is Rs 3054/-. The Collector reports that ~~it is~~ the District Board Engineer

represents that the building was existing as far back as 1862 and since that time it is in the enjoyment of the Dt. Board. From the statistics furnished by the Collector showing the income and expenditure of the Travellers' Bungalow for the last 5 years, it is seen that the District Board has not derived any net income thereby and hence it is entitled to exemption from payment of land revenue. But the Collector has also reported that Govt have permanently exempted the site of this bungalow from payment of assessment in their order 214-Rev dt 13. 3. 1894. Though fresh proposals for the alienation of land revenue may not be necessary in this case in view of the above G. O, yet as formal alienation of land for this old case of occupation is now being proposed, the Board submits

to Govt. for proposals for the alienation of land revenue also.

3/. The alienation will be free of charge for the occupancy right and free of assessment but subject to the following conditions to which the alinee has agreed

(1) The land and the building thereon shall be used ~~as~~ for the purpose of a travellers' bungalow and for no other purpose.

(2) The District Board shall maintain the building in good condition and shall execute such repairs as the Collector may consider necessary from time to time within the period fixed by him and to his satisfaction. In the event of default, the repairs will be carried out by the Collector and the cost thereof recovered from the District Board,

(iii) No alterations other than those necessary to keep the building in good condition shall be made to the existing building nor shall any new building be erected on the site without the previous permission of the Collector. The grant shall be liable to ~~resumption~~ forfeiture without Compensation if buildings are erected on the land in contravention of this conditions

~~5.~~ The alienation will be free of charge for the occupancy right and free of ~~assessment~~ groundrent but subject to ~~assessment~~ groundrent which will be liable to revision at every resettlement and subject to the payment of Rs. being the value of the trees standing on the land and subject also to the following conditions to which the alienee has agreed.-

(i) the land shall be used as the site of

(iv) The Government may resume the land wholly, or in part with the buildings thereon in the event of the infringement of any of the conditions of the grant of or if in the opinion of the Government, the land is required for a public purpose or for conducting mining operations or if the buildings is not maintained properly

(v) In the event of such resumption, if there are buildings on the land created by the grantee in accordance with clause the Government may at their option, either,

(a) purchase the buildings or

(b) allow the grantee to purchase the land at its value on the date of sale, or

(c) direct the grantee to remove the buildings.

But no compensation shall be paid by the Govt in respect standing on the land

(vi) In the event of the resumption of the land followed by purchase of the buildings under clause (v) (a) or in the event of the acquisition of the land for

any

any other reason, the compensation payable therefor shall in no case exceed the initial cost or the value at the time of resumption or acquisition, - whichever shall be less, of any buildings erected or other improvements effected on the land by the Grantee in accordance with the terms of the grant.

(Vii) In the event of the grantee refusing to remove the buildings when so directed under clause ( V ) (c) the Government may remove them and - realise the cost of removal by the sale of the materials.

(Viii) In the event of the voluntary relinquishment of the land by the grantee no compensation shall be payable for any improvements that may have been effected or other works that may have been executed on the land by the grantee ~~his~~ its cost.

(Ix) The site of the travellers' bungalow shall be exempt from demand, ~~rent~~ land revenue until the receipts and charges for five consecutive years show a balance in favour of the Dt. Board in which case the site will be liable to ~~assessment~~ assessment so long as it is used for a travellers' bungalow.

~~To the Secretary to Government, Revenue Department, with elienation statements and a sketch.~~

22

B1457.

Revenue Department.

Memorandum No.988 F/30-1 dated 29th M a r c h 1930.

---

Alienation - Land, Revenue and Buildings - (South Kanara) - Mangalore Taluk - Karkula village - S.No.42 - Traveller's bungalow - District Board, South Kanara - Board's reference No.K.970/30-2 dated 13th March 1930.

p16 to 21 C

---

In G.O. No.214 Revenue dated 13th March 1894, the Government have permanently exempted the site of the Travellers' bungalow "Feringapet" from payment of assessment. In paragraph 3 of its reference read above, however, the Board of Revenue has proposed as condition No.(ix) that "the site of the Travellers' bungalow shall "be exempt from demand of land revenue until the receipts and charges "for five consecutive years show a balance in favour of the District "Board, in which case the site will be liable to assessment as long "as it is used for a travellers' bungalow" The Board is requested to state how it reconciles this proposed condition with terms of G.O.No.214 Revenue dated 13th March 1894.

R.B.MacEwen,

Under Secretary to Government.

To the Board of Revenue,

Land Revenue and Settlement.

---

F o r w a r d e d

(By Order)

Superintendent. 1/4

A S(L-R)

From The Assistant Secretary Board of Revenue, Madras

To The Curator MRO

~~Please~~ Alienation Laws Rev (S Kanara) Mangalore Taluk article VII Travellers bungalow

Will you please send urgently Ro No 214 Rev 97/13-3-1884 as it is required for the disposal of B 1457/30

9-4-30

8/4

P.C. 8.4.30

9/4.

Note

The T.M is put up with reference to the order at 4 N/F. The G.O. was already returned to M.R.O & hence it was not put up. It was thought that the case could have been disposed of with ref. to the G.O. at P. 15 of 1930 without any requisition being sent to M.R.O.

8.4.30

.F. 304— 3,266 Bks.—25-9-2

OFFICE OF THE _____

*Dated* _____ 19 .

_____ Hours _____ Minutes.

# TELEPHONIC MESSAGE.

M.R.O

5697 9.4.30.

(M)

furnished. The receipt
kindly be acknowledge

C. Raghavachari
9.4.30
Secretary

9.4.30

Alienation Laws, Rev
& Buildings (S Kanara,
Mangalore ZK. Arkala
VE S No 62. Travellers
Bungalow.

Rg K 930.30-3 of 1664 30

Reference Govt. memo

No 2264 980 F.30-1 of 29.3.30

Condition (ix) was
~~suggested~~ on the analogy
of the conditions imposed
in a similar case
vide proceedings of even No 2026 m
dt 4.6.29. The Board
however has no objection
to the omission of the
condition

Necessary sanad issued

15-4-30

15/4/30

Alienation:-

Land, Revenue and buildings - (South Kanara) Mangalore Taluk - Arkula village - S.No.42 - Travellers' bungalow - District Board, South Kanara - Sanctioned.

---

REVENUE DEPARTMENT.

G.O. No. 931 MS. dated 19th May 1930.

READ the following paper:—

| ENCLOSURES. |
| --- |
| No. |
| |

From the Board of Revenue, Land Revenue and Settlement, No.Refce.K 970/30-2, dated 13th March 1930.

pp 16 to 21 CF

ORDER:-

The Government sanction the alienation of the plot of land comprised in S.No.42 of Arkula village, Mangalore Taluk, South Kanara District, measuring 1 acre and 70 cents, in favour of the District Board, South Kanara, for use as the site of a Travellers' Bungalow.

2. The alienation will be free of charge for the occupancy right and free of assessment but subject to the following conditions:-

(1) the land and the building thereon shall be used for the purpose of a travellers' bungalow, and for no other purpose.

(2) the District Board shall maintain the building in good condition, and shall execute such repairs as the Collector may consider necessary from time to time within the period fixed by him and to his satisfaction. In the event of default, the repairs will be carried out by the Collector and the

and the cost thereof recovered from the District Board.

(3) no alterations other than those necessary to keep the building in good condition shall be made to the existing building, nor shall any new building be erected on the site without the previous permission of the Collector The grant shall be liable to forfeiture without compensation if buildings are erected on the land in contravention of this condition.

(4) the Government may resume the land wholly or in part with the buildings thereon, in the event of the infringement of any of the conditions of the grant or if, in the opinion of the Government, the land is required for a public purpose or for conducting mining operations or if the building is not maintained properly.

(5) in the event of such resumption, if there are buildings on the land erected by the grantee in accordance with clause (3) above the Government may at their option, either

(a) purchase the buildings or

(b) allow the grantee to purchase the land at its value on the date of sale, or

(c) direct the grantee to remove the buildings.

But no compensation sall be paid by the Government in respect of the buildings now standing on the land.

(6) In the event of the resumption of the land followed by purchase of the buildings under clause (5) (a), or in the event of the acquisition of land for any reason, the compensation payable therefor shall in no case exceed the initial cost, or the value at the time of the resumption or the acquisition whichever shall be less, of any buildings erected or other improvements effected on the land by the grantee in accordance with the terms of the grant.

(7) In the event of the grantee refusing to remove the buildings, when so directed under clause (5) (c), the Government may remove them and realise the cost of the removal by the sale of the materials.

(8) In the event of the voluntary relinquishment of the land by the grantee, no compensation shall be payable for any improvements that may have been effected, or other works that may have been executed on the land by the grantee at its cost.

3. As recommended by the Board of Revenue, the value of the trees standing on the land is waived.

(By Order of the Governor in Council)

H.R.Pate,

Secretary to Government.

To

The Board of Revenue, Land Revenue and Settlement.

The President, District Board, South Kanara, thro' the Local Self Government.

---

F o r w a r d e d.

(By Order)

Superintendent.

alienation Land
Rev & Buildings
(S. Kanara) -
Mangalore Dk Arkula
Vge Sno 42 - Travellers'
Bung alow. District
Bd South Kanara, has com-
mns

B 1911 Pt 25 L
B 227 + A-L 27 to 31 Pt

Rec(mis) 1920

Communicated to
the Collector of South
Kanara

Extd
'22 5
22.5.30

22.5.30

A.S(L.R) Alienation - Land, Revenue and buildings -
(S. Kanara) - Mangalore Tk - Arkula
village - S.No. 42 - (1.70 acres) - Travellers'
Bungalow - District Board, S. Kanara.

pp 1-3 cf — K 970/30

p 15 cf — Board's Ref dy 11.2.30

p 17 cf — K 1988/30

To Asst - Secy

pp 1-3 cf — The Collector of S. Kanara has submitted proposals for the alienation of 1.70 acres of land in S. No. 42 of Arkula village, Mangalore taluk, in favour of the District Board for use as the site of a Travellers' Bungalow. The site in question is registered as poramboke bungalow and it contains a bungalow ~~building~~ wrongly. In the Board's Reference dated 11.2.30, the collector reports that the travellers' bungalow at Heringapet mentioned in the list appended to G.O No. 214 Rev dy 13.3.1896 is the same as That ~~which is~~ referred to in his letter dy 25.1.1930. It is learnt from the District Board Engineer that the building was existing and since that time it is in the enjoyment of the Dt. Board as far back as 1862. The District Board has agreed to all the conditions of alienation. The alienation of land may be recommended to Govt.

2/ As regards the alienation

land revenue, it will be ~~apparent~~ observed from the statement, furnished by the collector showing the receipts in the shape of rent collected from the travellers in the past five years and the expenditure incurred during the period on account of the maintenance of the building, that the District Board has not derived any net income from the bungalow. The District Board is, therefore, entitled to exemption from payment of land revenue. But the Collector reports that the site of the travellers' bungalow was already permanently exempted from payment of assessment in G.O. No. 214-(Rev) dt. 13.3.1894. In view of the above G.O, fresh proposals for the alienation of land revenue may not be necessary. But the Board held in ~~the~~ a similar cases that as formal alienation of land for the old case of occupation was now being proposed, alienation of land revenue might also be sanctioned. Hence the alienation of land revenue in favour of the District Board may be recommended to Govt. in the present case also

3/. The book value of the building is estimated at Rs 3054/-. It

is reported that the building was existing as far back as 1862 and it is, therefore, in the enjoyment of the District Board for more than sixty years. The alienation of buildings, free of cost, may also be recommended to Govt.

4/. The trees on the site are valued at Rs 140-3-4 The collector reports that enquiries show that the regrowth has been conserved by the District Board and he recommends that the value of the trees may be waived. The Board may support the collector's recommendation. For orders.

V. D. Thirumurugan
1-3-30

1.3.'30

W 1/3

J.A.S.(R)

Please see the Board's reference at p 16 to 21 C/f and the Govt memo at p 22 C/f & the notes at p 2 n/f.

2/ The site occupied by the travellers' bungalow has already been exempted permanently from the payment of assessment vide G.O. 214 Rev dt 13.3.1894 and Govt wish to know how condition IX could be imposed in view of the permanent exemption. In a similar case arising in the same District Govt have agreed to the insertion of condition (ix) of the conditions of alienation and the present alienation proposals were submitted to Govt as they have already accepted (A) the imposition of the condition ~~not objected to by them~~ though the site occupied by the travellers bungalow was permanently exempted from the payment of assessment. ~~Therefore~~ Govt may be informed that

Find the G.O in the file - Put up Sir
17/4/30

J.A.S.(R)
G.O. 214 Rev dt 13.3.1894 ~~is attached~~ is at page 22 C/f Put up Sir (N)
2/ The travellers bungalow "Peringapet" is item No (1) in the statement at p 29 (N)
Rec'd 11/4/30
11.4.30

x Received from M.R.O on 11.4.30.

(N) ~~Sanctioned~~ In Lr. No 214 dtd 13-3-94 Govt declared the site of the Kenilworth bungalow permanently exempt from assessment In view of this Lr the imposition of condition (ix) does not seem to be reasonable - though Govt perhaps inadvertently ~~dated~~ imposed the same condition in respect of the site of the Lumbini bungalow. For orders whether Govt may be informed that condition (ix) may be omitted.

S 12-4-30

We may tell Govt that the Conditions are suggested following in precedent referred to by the Hon'ble Minister & Mr. B. has no objection to it

9 88 ... Bn's Ref of 13.3.30

... of ... Bn's Ref of 15-4-30

B 2274

To AS(R)

Please see the front memo at p 2274 + the Board's reference at p 26 ante. Put hence for decision whether (i) or (ii) of para 3 of Board's decision dtd 30.2.15.30.

Draft ... for ...

RC
22.5.30

p 1621 ante

~~p 26/1621 C~~

p 2 ante

p 52 ante